

STATE OF WISCONSIN

CIRCUIT COURT

WAUKESHA COUNTY

**HSBC MORTGAGE SERVICES INC.,**

Plaintiff,

vs.

Case No. 12 CV 2783

**JEFFERY W. MARSHALL,**

**JESSICA J. MARSHALL,**

Defendants.

FORECLOSURE OF MORTGAGE 30404

**NOTICE OF FORECLOSURE SALE**

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure in the amount of \$186,558.01 entered by the court on February 4, 2013, the undersigned Sheriff of Waukesha County, Wisconsin, will sell the following described real estate.

The West 10 feet of Lot 6 and the East 30 feet of Lot 7, Block C, Kenilworth Park Addition to the Village of Waukesha, being a part of the Southeast 1/4 of the Southwest 1/4 of Section 3, Town 6 North, Range 19 East, City of Waukesha, County of Waukesha, State of Wisconsin.

Tax Key No. WAKC 1307.088

Street Address: 712 W. College Avenue, Waukesha, WI 53186

Place of Sale: Lobby of the Sheriff's Dept. Justice Center, door #8, 515 W. Moreland Blvd, Waukesha, WI 53188

Date & Time of Sale: August 7, 2013 at 10:00 a.m.

**Terms of Sale:**

1. Property is sold "as is" and subject to all legal liens and encumbrances, including but not limited unpaid and accrued real estate taxes, special assessments, and other governmental charges, plus interest and penalties, if any.
2. A bid deposit of not less than ten percent (10%) of the bid amount shall be due in the form of cash, cashier's check, or certified funds at the time of sale.
3. Successful bidder to pay the entire unpaid balance of bid within ten (10) days following confirmation of the sale by the court plus buyer to pay for buyer's title insurance, document recording fees and Wisconsin Real Estate Transfer Tax.
4. Failure to make timely payment following confirmation of sale will result in forfeiture of bid deposit.

Date: 6/27/13

**Daniel J. Trawicki**

Daniel Trawicki, Sheriff  
Waukesha County

Law Offices of James E. Huismann, S.C.

Address:

N14 W23777 Stone Ridge Drive, Suite 120

Waukesha, Wisconsin 53188

(262) 523-6400

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WAUKESHA SHERIFF DEPT.  
RECORD DIVISION